

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
NO. 2

DATE

09/20/10

TO LEASE NO.
GS- 04B-59833

ADDRESS OF PREMISES

830 & 850 Central Avenue, St. Petersburg, Florida 33701-3324

THIS AGREEMENT, made and entered into this date by and between

830 Central, LLC

whose address is

2340 Drew Street, Suite 300
Clearwater, FL 33765-3310

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above

Lease as it relates to the [REDACTED] space totaling 19,358 OASF yielding 22,262 RSF.

To amend Item #9 of the SF2 dated 8/14/09, regarding the Tenant Improvement Allowance in the Lease of \$36.19.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said

Lease is amended effective February 17, 2010, as follows:

The rent rate in paragraph 3, the Tenant Improvement Allowance (TI) provided in the lease is \$36.19 OASF rounded or \$700,566.02 amortized at an interest rate of 5.5% over 10 years. The T/I will be used to construct the interior space in accordance with the approved Design Intent Drawings provided by the Government. If the T/I cost exceeds \$36.19 OASF rounded (for up to 19,358 OASF) or \$700,566.02, the balance due the Lessor will be paid by rental adjustment, or lump sum, to be determined by the Government. If the entire T/I of \$36.19 OASF rounded or \$700,566.02 is not used, the Government will adjust the rental rate downward to off-set the difference in the tenant improvement. The Lessor understands, in lieu of Cost and Pricing Data, each of his sub-contractors shall solicit two (2) bids for work completed as a part of the initial tenant alterations, e.g., for electrical, plumbing, etc. The lowest responsive bid will be accepted.

All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR: 830 Central, LLC

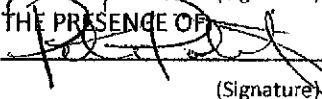
BY


(Signature)

Man. MBR

(Title)

IN THE PRESENCE OF


(Signature)

(Title)

UNITED STATES OF AMERICA

BY


(Signature)

General Services Administration

Milagros (Millie) Toro, Contracting Officer
(Official Title)